

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, November 13, 2018**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	Absent	Jace Hellman, Planner II	Absent
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

**6:00 pm – COMMISSION MEETING & PUBLIC HEARING**

Chairman Young called the meeting to order at **6:00 pm**.

**Call to Order and Roll Call**

**1. CONSENT AGENDA**

- a. Meeting Minutes for October 23, 2018.

*Commissioner Hennis Motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 3-0.*

**2. PUBLIC HEARING**

**18-12-SUP (Special Use Permit Modification), 18-03-ZC (Rezone) & 18-31-DR (Design Review)** – Kuna CTE High School; Wayne Thowless with LKV Architects, (on behalf of Kuna School District No. 3), requests a rezone approval for a approx. 60 acres, from AG (Agriculture) to P (Public) and a Special Use Permit (SUP) for the same property, in order to place a new (approx.) 260,000 square foot CTE High School for Kuna School District No. 3 (KSD). Applicant proposes to phase the project and begin with 500-600 students and a 72,000 SF building on the north portion of the property, and ultimately, expand the building, other site improvements and student count (up to 1,600) as the need arises. Applicant also seeks Design Review approval for the New School, parking lot, landscaping and street lights. This site is located at the northeast corner (NEC) of Linder and Columbia Roads.

**Wayne Thowless:** I am with LKV Architects, I am the project architect for the proposed CTE High School. I am representing Kuna School District No. 3. Jim Obert is also here from the school district to answer any questions. The school district passed a forty-million-dollar bond, and approximately 24 million dollars of that bond will be used to construct phase one. CTE High School will not be the permanent name for the school. The unique thing about the school is that it will have a career, technical education focus. Students in the district will likely be attending both schools. There will be programs such as athletics, music, art, etc. Depending on a student's academic priorities, they may or may not take the majority of their classes at the CTE High School. The long-range plan is to expand the facility into a full-fledged high school. The school will retain more of a career and technical education focus. The site is approximately 60 acres and is located at the northeast corner of Columbia and Linder. This high school will have basically all amenities that Kuna High School has. There will be two accesses from Linder and one from Columbia. Ultimately the campus will have 900 off-street parking spaces or space for that many as the district chooses to develop them. The Special Use Permit before you tonight is for approval of the high school to be built over time with an enrollment of up to 1,600 students and a maximum size of 260,000 square feet. How long it will take to realize that facility will largely depend on the will of the people. Phase one will be constructed starting early next year and will involve 17 in the northwest corner of the site. Phase one will be bounded by Linder, Mason Creek, and the remainder of the site may continue to be farmed. If the site is not farmed, the

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, November 13, 2018

school district will maintain it by tilling it. The two driveway accesses have been worked out in conjunction with the city and ACHD to align with the proposed subdivision streets on the west side of Linder as you can see there. For phase one, we're proposing about 450 off-street parking spaces. There is additional parking along Linder, and the driveway by Mason Creek will be open for students and faculty. When the school is up and running, bus traffic will be segregated from parent and student traffic. The fencing for the outdoor area is going to be a solid metal fence for privacy. The sawtooth fencing is going to be a decorative fencing. The decorative portion will involve some perforated metal. The gates associated with the construction yard and auto compound area will be coated chain-link. The rectangular area in the corner is part of phase one, and tennis courts will go there. Most of the main building will be split-face concrete masonry. There will be three different colors of masonry being proposed. The primary color is a walnut, the accent banding will be a cream color, and the vertical panels on the building are called granite gold in mixture of split-face and smooth colors. The gravel area in the foreground within that compound will remain gravel for the foreseeable future. That area could expand the automotive research area. The sloped roof portions of the CTE wings will be a pre-engineered metal building system with a standing seam metal roof and textured metal insulated wall panel system. There is masonry above the metal siding panels. Everything developed in the image will be enclosed by a six-foot chain-link fence. The only openings in the fence are a proposed bridge to Springhill Subdivision, and there will be an access gate or two on the phase one portion of the campus. There are two generous pedestrian pathways from Linder. I will stand for any questions.

**C/Laraway:** This phase one covers the 24 million-dollar bond and that's it, correct? **Wayne Thowless:** Correct. The phase one portion of the building is 72,000 square feet. The 72,000 square feet is designed to accommodate 500-600 students. **C/Young:** Have you read the staff report and all of the conditions within it? **Wayne Thowless:** Yes, and I might add that for condition number one, we did ask for some rewording within that to make it clear as to Special Use Permit (SUP) modification. We want to make sure that the school district isn't in a position to have to come back with that SUP for a modification. **Troy Behunin:** Good evening Commissioners, Troy Behunin, Planner III. What's before you tonight is about one-third of the overall project. Staff would like to mention that there was a staff report, and staff would like to recognize that it is not a modification. Staff would like to note that this does comply with the comprehensive plan even though they're asking for a public designation. Staff believes that the rezone from agriculture to public appears to conform with the comprehensive plan map. There will be competitions, tournaments, games, noises, traffic, etc. Staff supports that the applicant is applying for everything up front. As Wayne acknowledged, the land owner or other having interest in the subject property, shall seek an amendment to the approvals of this SUP through the public hearing process. After careful consideration and the applicant's request in the letter of intent, I think they covered all of the proposed uses that they intend to do. Staff also had a discussion with the applicant about the roads. The school district will be responsible for widening Linder Road and Columbia Road. The applicant is proposing an eight-foot sidewalk on Linder and Columbia, but we're expanding that requirement that all frontage from center line to the sidewalk. Columbia road-way improvements and street-lights should not be required in phase one, because they're not even touching Columbia. I will stand for any questions you may have. **C/Young:** With Troy's commentary, does that satisfy the needs for the school district? **Wayne Thowless:** I think that all of us here tonight understand the long-range intent of the school district with regard to development of the property. Our concern is 10-15 years down the road, if none of us are here any longer, we read this condition number one and take it at face value when it describes making an amendment to the Special Use Permit. We talked to Troy about adding additional language about enlarging the land beyond the scope of the SUP as was originally approved. **Troy Behunin:** Staff would support adding language that says something about 1,600 students and 260,000 square feet to make it more definitive. **C/Laraway:** Troy, you talked about the futuristic approval of what we're trying to do to make things more streamlined. Is there a timestamp that you're looking at as for how long this waiver is good for? If hypothetically they don't get this bond passed for the next 10 years, where is the Special Use Permit for this back section going to go? **C/Hennis:** Correct me if I'm wrong, Troy, but isn't that the purpose of this? The SUP would be in effect if they were to change or alter the use of that site to use it as the high school has described it here. They basically have an indefinite period of time. **C/Laraway:** If hypothetically 10 years down the road, if we don't get the bond



# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, November 13, 2018

passed in this section, do we have to do this same thing if it reverts back to agriculture? **Troy Behunin:** If they build the initial first phase and they have classes going on and the use the SUP as intended, there wouldn't be a need for the zone to go back to agriculture. **C/Laraway:** If phase two does not kick in for 10 to 15 years, what happens to the land? **Troy Behunin:** I believe that Wayne stated they hope to use it agriculturally until it's needed for a school site. They would till it. They can use the current land use now, so for the other 43 acres, that's a pretty good chunk of land. After this agreement, they're going to start holding school and acting upon what's being used. **C/Laraway:** For the second part of my question for clarification, we're talking about the sidewalks on both Linder and Columbia. Is that the extreme portion of it, or are we talking minus the Durrant property? **Troy Behunin:** It would be only for their frontage. **Troy Behunin:** The city, nor ACHD, is accustomed to those kind of improvements for non-involved properties. **C/Young:** I'll open the public testimony at 6:45 and close the public testimony at 6:46. Now is our discussion. **C/Hennis:** It's needed. I like the phasing on it. **C/Laraway:** The concern I have is the traffic generated. That road is going to be busy. **C/Hennis:** ACHD is requiring signalization. **Troy Behunin:** This project entered as an interim. There's another development nearby participating in Linder and Lake Hazel. **C/Damron:** I'm a little concerned with the end phase, we've got Springhill Subdivision right next to all the ball fields. That'll be built out before phase two goes in. **Troy Behunin:** Touching back on traffic, the traffic impact study that the school paid a lot of money for was reviewed by ACHD. The study mitigates a lot of the traffic concerns. In terms of where the ball fields are, two of the practice soccer fields do touch Springhill Subdivision. The developer has been in constant contact with the school district, the whole point being to notify people that they're next to a school and regional pathway system. To the southeast of what will become a football field, that is in for application right now for a rezone. There are no defined uses, but that will be brought up in the future public hearing. This applicant is showing Springhill adjacent to them. They will have to show that there is a school going next to them. They won't show adjacent uses.

*Commissioner Hennis motions to recommend approval of Case No. 18-03-ZC with the conditions as outlined in the staff report; Commissioner Damron Seconds, all aye and motion carried 3-0. Commissioner Hennis motions to approve Case No. 18-12-SUP and 18-31-DR with the conditions as outlined in the staff report, with a condition for the Special Use Permit that we amend Condition No. 1 for staff to come to an agreement on the wording for the document with regards to the future use. Commissioner Damron Seconds, all aye and motion carried 3-0.*

### NEW BUSINESS

**18-33-DR (Design Review) & 18-17-SN (Sign)** – Winfield Springs Pool House and Sign; Bill Stanton, with Toll Brothers, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to construct one pool house, one pool and one playground with an accompanying parking lot. Additionally, the applicant seeks Design Review approval to construct two illuminated monument signs. The project is for Winfield Springs Subdivision on E Deer Flat Road, Kuna, Idaho 83634 (APN# S1313428000).

**Bill Stanton:** I'm with Toll Brothers at 3103 West Sheryl Drive in Meridian. We are seeking approval for our residential community's clubhouse and pool and entry monument signage off Deer Flat. The pool house is a very typical design that bathrooms on one side, storage on the other and breezeways as you walk through. We like to put a different skin on all club houses. We want the pool house to be a showpiece. We're hoping to get the pool house open around Memorial Day. The pool deck is a little bit larger than past ones. There is a shade structure by the fenced area. The roof line will coordinate directly with the pool house building. There is stone coating and a dark metal roof with accent trim on the siding. The monument sign is made of the same exact material with back-lit wording. **C/Young:** On the site plan that was provided, is there any parking along the pool house? **Bill Stanton:** There is on-street parking along the side of the pool, and ACHD approved it and it is already built. I believe there are nine parking spaces there. **Sam Weiger:** Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4<sup>th</sup> ST. The applicant is seeking Design Review approval for a pool, pool house, and playground with an accompanying parking lot. The pool area will be the future Lot 1 Block 5 of Winfield Springs #1. The property as it sits now is vacant, within



# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, November 13, 2018

city limits, and currently zoned R-6. Vehicle ingress and egress to the site is currently available from East Deer Flat Road. Additionally, the applicant is also seeking Design Review Approval for two illuminated monument signs for the Winfield Springs #1 Subdivision entrance. The two monument signs conform with Kuna City Code, Title 5 Chapter 10. The applicant has provided a material sample board for the pool house and monument sign for the Commission. Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code; the Kuna Comprehensive Plan; and the Future Land Use Map. Staff forwards a recommendation of approval for Case No. 18-33-DR (Design Review) & 18-17-SN (Sign) to the Planning and Zoning Commission, subject to the recommended conditions of approval. Staff forwards a recommendation of approval. I will now stand for any questions you may have. **C/Young:** This brings up our discussion. The back lighting is nice and appealing to the eye. **C/Hennis:** Same for the pool house, they've provided a lot of amenities.

*Commissioner Hennis motions to approve Case No. 18-33-DR and 18-17-SN with the conditions as outlined in the staff report; Commissioner Laraway Seconds; Motion carried 3-0.*

**18-32-DR (Design Review) & 18-16-SN (Sign)** – MRS Properties Multi-Tenant Sign; The applicant, Michael Smith, requests Design Review approval to install a multi-tenant sign located at the site address 679 S Best Business Ave.

**Andy McClelland:** Good evening Commissioners, Andy McClelland, Planning Technician, 751 W 4<sup>th</sup> St. The application currently before you this evening is seeking approval for a multi-tenant sign located at 679 South Best Business Avenue. The applicant proposes the sign be placed to the south of the main entrance to the building complex at the corner curve of South Best Business Avenue and East Access Street. The sign will include three columns and four rows of panels. The top row would be 16"x44" panels, the remaining panels would be 12"x44". A total of 12 panels. The proposed sign complies with all City Codes and staff therefore recommends approval. With that I stand for any questions you may have. **C/Hennis:** Do we have colors associated with this? **Andy McClelland:** They stated in the letter of intent that they would be using earth tones. **C/Young:** The overall layout looks good for that industrial area. **C/Hennis:** We need to condition the colors a little bit. **C/Young:** I think it's really needed for his property too.

*Commissioner Hennis motions to approve Case No. 18-32-DR and 18-16-SN with the conditions as outlined in the staff report, with an additional condition that the applicant verify with staff that the colors coordinate with the building. Commissioner Damron seconds; Motion carried 3-0.*

**18-31-DR (Design Review)** – Dynamite Subdivision; The applicant, Biltmore Company, requests Design Review approval to construct 13 fourplexes (52 total units), accompanying open space and landscaping, lighting and parking on approximately 4.716 acres. The site is located at 500 W Deer Flat Rd, Kuna, ID 83634.

**Andy Cabianca:** I'm representing Biltmore Company at 1548 W Cayuse Creek Drive in Meridian. This is our first multi-family project in Kuna. We're requesting Design Review approval for 13 four-plex buildings for a total of 52 units on a total of 4.7 acres. About halfway between Ten Mile and Linder is the location. We've begun site work and we're about three quarters done at this point. Over 55 percent of the property will be dedicated to landscape, so there will be a lot of open space there. We've accounted for 107 parking spaces. We also have four different color schemes. We will alternate them to create a diversified look. The kitchens will have a hard-wood floor. We will have a stone veneer. There was one comment in the staff report that states that the applicant proposes a color called Sherwin Williams Wool Skin for the soffits. I don't remember requesting that after listening to previous meetings, maybe something got mixed up. **Andy McClelland:** That is probably from previous approvals for the project when it was TNT Subdivision. **C/Hennis:** I see the variation of grays, and you said there were four different color schemes and three types, approximately. **Andy Cabianca:** The interior is up top, and we bury the body and the trim colors. **C/Young:** Do you have on site anything that can be designated as an amenity for the outdoor

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, November 13, 2018

spots. **Andy Cabianca:** We have just designated open space but no amenities. **C/Laraway:** The problem is that if you don't supply a place for the kids to attend, they go elsewhere. **C/Young:** Is that something you'd be interested in looking into? **Andy Cabianca:** We would definitely consider looking into amenities. **C/Damron:** Where is the trash enclosure? **Andy Cabianca:** If you're looking at the property facing north. On the northeast corner and the southwest corner. **Andy McClelland:** Chairman and Commissioners, Andy McClelland, Planning Technician. The application currently before you this evening is seeking approval for 13 four plex buildings, a total of 52 units, accompanied with landscaping, lighting, and parking within the new Dynamite Subdivision. Staff would like to note that in the Staff Report in front of you, section E-2, lists the parcel number, parcel size, and current zoning of R-12. The applicant proposes one access driveway from West Deer Flat Road and a total of 107 parking stalls, including six handicap parking stalls. This exceeds the minimum standard of 1.5 stalls per unit. Staff finds the proposed landscape plan complies with Title 5, Chapter 17, Landscaping Requirements, and Chad Gordon, with J&M Sanitation, has suggested the need for three trash enclosures. Staff would recommend a condition of approval that the applicant work with Kuna Rural Fire District on the location of fire hydrants, per Kuna City Code Title 6, Chapter 4, Section 2-F. Staff also recommends a condition of approval that the location of the fire hydrants and street lights be shown in the preliminary plat, per Kuna City Code Title 6, Chapter 4, Section 2-T. For the trash enclosures, staff recommends a condition of approval that the applicant work with J&M Sanitation on the trash enclosures and the construction of a CMU to match the colors of the buildings. Staff recommends approval for Dynamite Subdivision. With that I stand for any questions you may have. **C/Laraway:** The turning radius in the center of that property, is that enough for a fire truck to get around? **C/Young:** I believe the fire department looked at that on the preliminary plat and they found it to be acceptable. **Andy McClelland:** That has not changed since the approval of the preliminary plat. **C/Young:** This brings up our discussion. I appreciate the amount of open space. **C/Hennis:** The color schemes look good and the quality of materials looks good.

*Commissioner Hennis motions to approve Case No. 18-31-DR with the conditions as outlined in the staff report, with an additional condition that the applicant show the locations of the fire hydrants and street lights on the preliminary plat, an additional condition that the applicant work with the fire department on the location of the fire hydrants, and an additional condition that the applicant work with J&M Sanitation to evaluate the possible need for three trash enclosures and to construct those out of a matching CMU, and to work with staff to look at adding some additional amenities such as a gathering place or a playground; Commissioner Damron Seconds; Motion carried 3-0.*

### 3. COMMISSION REPORTS

**Wendy Howell:** You asked for a meeting with City Council. I talked to the mayor about it, because we are getting down to the nitty gritty on the first contract with the Comprehensive Plan. The second contract of the Comprehensive Plan will include a user-friendly guide to the Comp Plan, a checklist for staff, developers and citizens. The hope is to aid the assistant plan interpretation and implementation. I talked to the mayor about coming together as Commission, Council and staff about this at that point in time so that we align with the Comprehensive Plan.

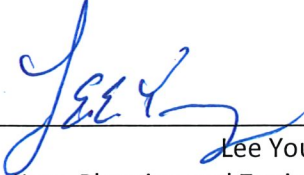
### 4. ADJOURNMENT

*Commissioner Hennis motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 3-0.*

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

---

**MEETING MINUTES  
Tuesday, November 13, 2018**

  
\_\_\_\_\_  
Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

  
\_\_\_\_\_  
Wendy I. Howell, Planning and Zoning Director  
Kuna Planning and Zoning Department